098.0	0005	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	865,800 / 865,800
					USE VALUE:	865,800 / 865,800
					ASSESSED:	865,800 / 865,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		BRADLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O`LEARY KATHLEEN G
Owner 2:	
Owner 3:	
Street 1:	39 BRADLEY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CACCIOLA EDWARD D -
Owner 2:	-
Street 1:	1440 S OCEAN BLVD 9-B
Twn/City:	POMPANO BEACH
St/Prov:	FL Cntry:
Postal:	33062

NARRATIVE DESCRIPTION

This parcel contains 9,035 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Wood Shingle Exterior and 2762 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9035.000	381,100	1,000	483,700	865,800
Total Card	0.207	381,100	1,000	483,700	865,800
Total Parcel	0.207	381,100	1,000	483,700	865,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 313.51 | /Parcel: 313.5

Legal Description

User Acct 63969

GIS Ref

GIS Ref

Insp Date 07/27/20

Entered Lot Size

Total Land:

Land Unit Type:

!7973!

PREVIOUS ASSESSMENT

Parcel ID 098.0-0005-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	325,200	1000	9,035.	483,700	809,900	809,900	Year End Roll	12/18/2019
2019	101	FV	265,800	0	9,035.	483,700	749,500	749,500	Year End Roll	1/3/2019
2018	101	FV	265,800	0	9,035.	414,600	680,400	680,400	Year End Roll	12/20/2017
2017	101	FV	265,800	0	9,035.	387,000	652,800	652,800	Year End Roll	1/3/2017
2016	101	FV	265,800	0	9,035.	331,700	597,500	597,500	Year End	1/4/2016
2015	101	FV	264,500	0	9,035.	297,200	561,700	561,700	Year End Roll	12/11/2014
2014	101	FV	264,500	0	9,035.	275,000	539,500	539,500	Year End Roll	12/16/2013
2013	101	FV	264,500	0	9,035.	262,300	526,800	526,800		12/13/2012

PRINT

Date	Time
12/10/20	22:34:07

LAST REV

Date	Time
10/06/20	11:22:29

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7973

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CACCIOLA EDWARD	1549-59		9/10/2019	Family	1	No	No		
	1016-64		7/1/1986		298,500	No	No		Patricia Marie Cacciola d.o.d. 8/16/2014 bk 1

USER DEFINED

Prior Id # 1:	63969
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2019	1450	Redo Kit	100,000					
9/29/2006	829	Re-Roof	14,994	C		G8	GR FY08	

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2020	Measured	DGM	D Mann
10/19/2018	MEAS&NOTICE	BS	Barbara S
4/25/2009	Meas/Inspect	372	PATRIOT
10/19/1999	Meas/Inspect	263	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9035		Sq. Ft.	Site		0	70.	0.76	4									483,736						483,700	

Total AC/HA: 0.20742 | Total SF/SM: 9035 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 483,736 | Spl Credit | Total: 483,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	7 - Brick	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.25834298
Const Adj.:	1.00738692
Adj $ / SQ:	120.426
Other Features:	114969
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	468176
Depreciation:	87081
Depreciated Total:	381095

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

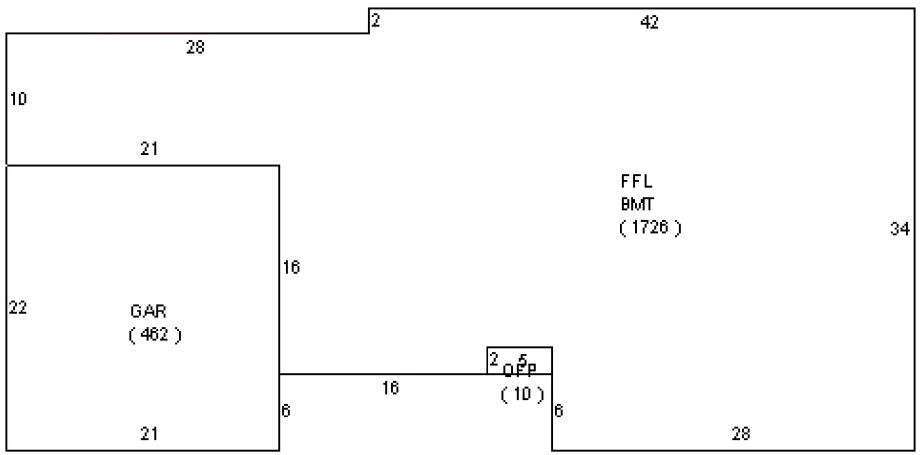
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	132.47
Special Features:	0	Val/Su Net:	97.12
Final Total:	381100	Val/Su SzAd	220.80

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,726	53.790	92,849
FFL	First Floor	1,726	120.430	207,855
GAR	Garage	462	20.560	9,500
OFP	Open Porch	10	44.330	443

Net Sketched Area:	3,924			Total:	310,647
Size Ad	1726	Gross Are	3924	FinArea	2762

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 098.0-0005-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	15X19	A	AV	2017	3.57	T	5	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:		Total:	1,000